155.0	0003	0017.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,500 /	760,500
					USE VALUE:	760,500 /	760,500
					ASSESSED:	760,500 /	760,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOKE HEATHER &	
Owner 2:	STEINBERG BRIAN	
Owner 3:		
Street 1:	134 GEORGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	POPE PAULINE M TRUSTEE -
Owner 2:	PAULINE M POPE 2011 REVOCABLE -
Street 1:	134 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2203 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	361,500		399,000	760,500
Total Card	0.115	361,500		399,000	760,500
Total Parcel	0.115	361,500		399,000	760,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.24 | /Parcel: 345.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
103186			07/21/18

!12159!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,500	0	5,000.	399,000	760,500	760,500	Year End Roll	12/18/2019
2019	101	FV	274,000	0	5,000.	399,000	673,000	673,000	Year End Roll	1/3/2019
2018	101	FV	251,200	0	5,000.	336,300	587,500	587,500	Year End Roll	12/20/2017
2017	101	FV	251,200	0	5,000.	307,800	559,000	559,000	Year End Roll	1/3/2017
2016	101	FV	251,200	0	5,000.	262,200	513,400	513,400	Year End	1/4/2016
2015	101	FV	245,200	0	5,000.	228,000	473,200	473,200	Year End Roll	12/11/2014
2014	101	FV	245,200	0	5,000.	210,900	456,100	456,100	Year End Roll	12/16/2013
2013	101	FV	245,200	0	5,000.	200,600	445,800	445,800		12/13/2012

PRINT

Date	Time
12/11/20	02:16:10

LAST REV

Date	Time
10/26/20	10:07:20

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12159

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POPE PAULINE M	59371-1		6/25/2012		565,000	No	No		
POPE FRANK B JR	56459-567		2/14/2011	Convenience	1	No	No		
	12655-595		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	103186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2020	753	Redo Bat	37,000	C				
5/13/2016	623	Manual	4,098					add door at rear d
3/9/1998	119	Redo Bat	2,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	BS	Barbara S
5/21/2018	MEAS&NOTICE	BS	Barbara S
9/25/2012	MLS	EMK	Ellen K
3/5/2009	Inspected	163	PATRIOT
12/1/2008	Measured	372	PATRIOT
4/12/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22565794
Const Adj.:	0.99495000
Adj $ / SQ:	152.434
Other Features:	105273
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444089
Depreciation:	82601
Depreciated Total:	361489

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

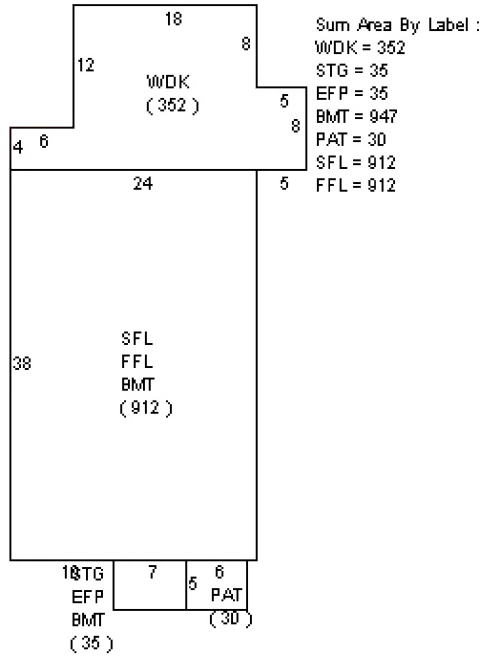
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.43
Special Features:	0	Val/Su Net:	112.16
Final Total:	361500	Val/Su SzAd	198.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	947	57.620	54,566
FFL	First Floor	912	152.430	139,019
SFL	Second Floor	912	152.430	139,019
WDK	Deck	352	8.800	3,096
EFP	Enclos Porch	35	72.230	2,528
STG	Storage	35	11.660	408
PAT	Patio	30	5.970	179

Net Sketched Area:	3,223			Total:	338,815
Size Ad	1824	Gross Are	3223	FinArea	2203

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0003-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	